



20 acres/8.1 hectares

US 183 frontage

Utilities

Greenfield

Zoning - Light Industrial, Heavy Industrial
and Planned Unit Development

Mr. Gunter Osbahr
Osbahr Park
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**20 Acres/8.1 Hectares
Osbahr Park**

Site 43

Property				
Total Acreage: 20 acres/8.1 hectares		Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. J, K		
Location				
City: Leander		County: Williamson		
Address/Directions: across US 183 from the 2,300 acre/931 hectare, award-winning Leander Transit Oriented Development (TOD) within the 110 acre/45 hectare Business Park, www.wcad.org R#: 031722 and R031721				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: immediate frontage east		Type of Zoning: Light Industrial, Heavy Industrial and Planned Unit Development (PUD)		
Distance to Interstate Highways: 12 miles/19.3 kilometers				
General Site Information				
Previous Use of Site: Farm Land		General Condition: Excellent		Dimensions: 718 x 1,584 feet/219 x 483 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes			Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: adjacent		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Oak Grove Road exists as an east-west corridor through the property.		
Fenced: Yes		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Office/Warehouse and Light Industrial		
Deed Restriction(s): No		Covenants: No		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 8 & 12 inch/20.3 & 30.5 cm southwest and east of US 183 Pressure: 60 psi/414 kilopascal		Sewer - Size of Nearest Line: 21 inch/53.3 cm @ 1,000 feet/305 meters south of the site
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041		Facs: (512) 268-0328 Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure located 2.2 miles/3.5 km south & west at West South Street
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424		Facs: (512) 870-4475 and/or (979) 595-2445 Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709		Facs: (512) 746-5807 Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Gunter Osbahr		Phone: (512) 415-6683		Facs: Not Applicable Email: gosebahr@austin.rr.com Web Site: Not Applicable
Sales Price: Negotiable		Lease Price: Not Applicable		
Comments: Great location for business park development with access to US 183.				